



THREE METRO CENTER

CITY OF DUBLIN INFORMAL REVIEW

10.01.2021



PIZZUTI LAND METRO LLC
 CURRENT ZONING- OLR
 DESIRED ZONING- PUD

9 STORY BUILDING

4 STORY BUILDING

4 STORY BUILDING

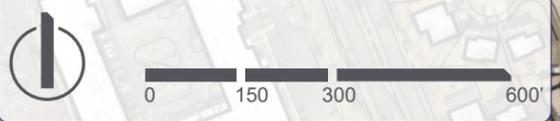
EXISTING TRAILS

SMILEY PARK

*MULTI-FAMILY DEVELOPMENT IS A COMPLIMENTARY USE TO THE EXISTING OFFICE PARK AT METRO CENTER.

*THREE METRO CENTER WILL HELP ACTIVATE THE OFFICE PARK

*INCORPORATING RESIDENTIAL USE INTO THE METRO CENTER DISTRICT ALIGNS WITH THE LARGER GOALS OF THE DUBLIN CORPORATE AREA PLAN.







(A) METRO CENTER OFFICE BUILDING - 7-9 STORIES



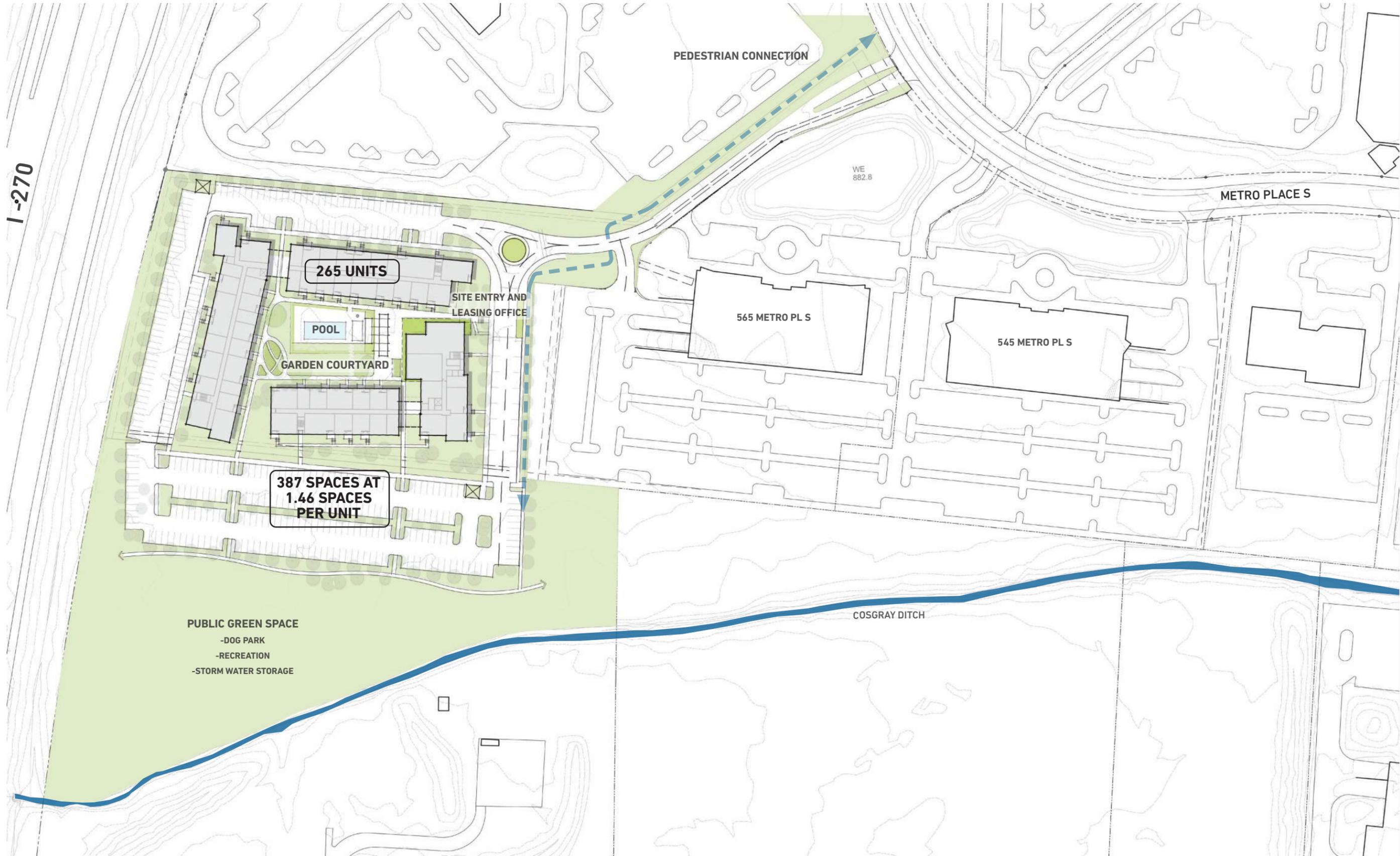
(B) METRO CENTER OFFICE BUILDINGS - 4 STORIES

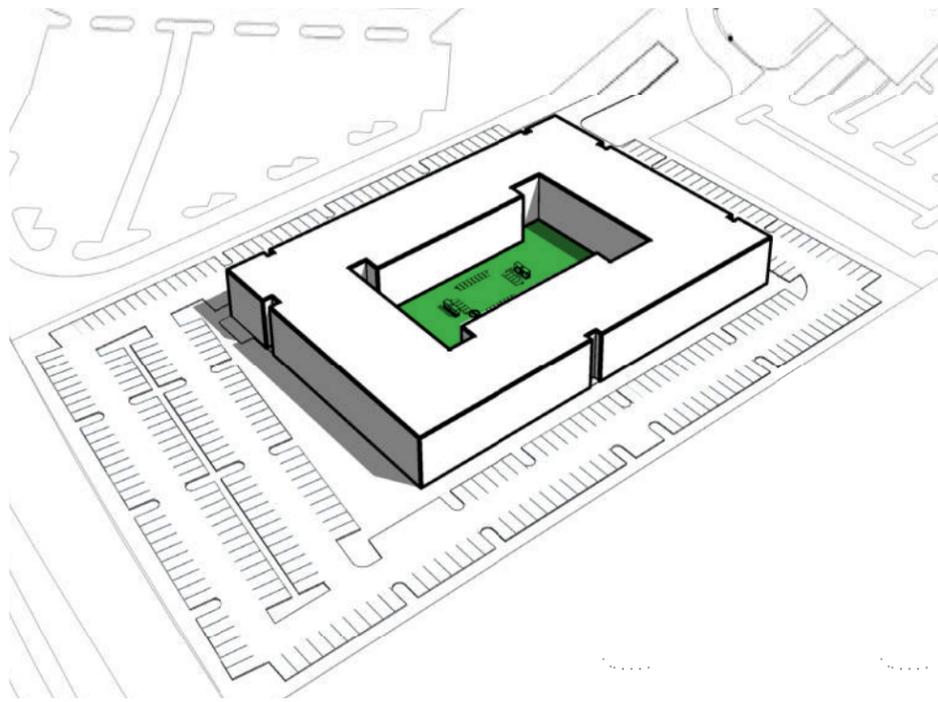


(C) METRO CENTER OFFICE BUILDINGS - 2 STORIES

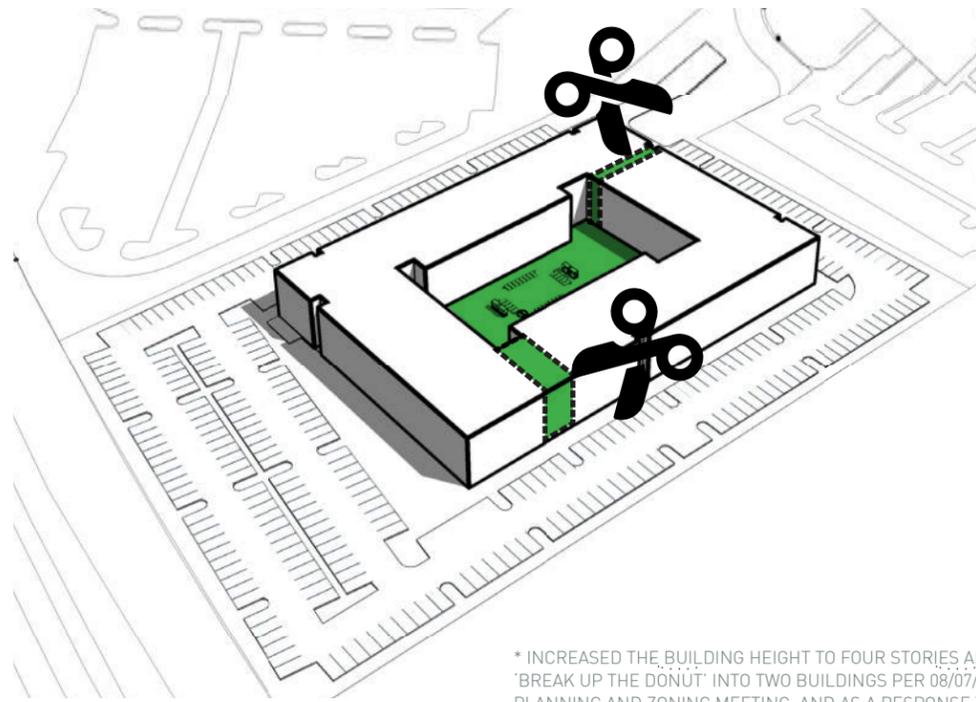


METRO CENTER CONTEXT MAP



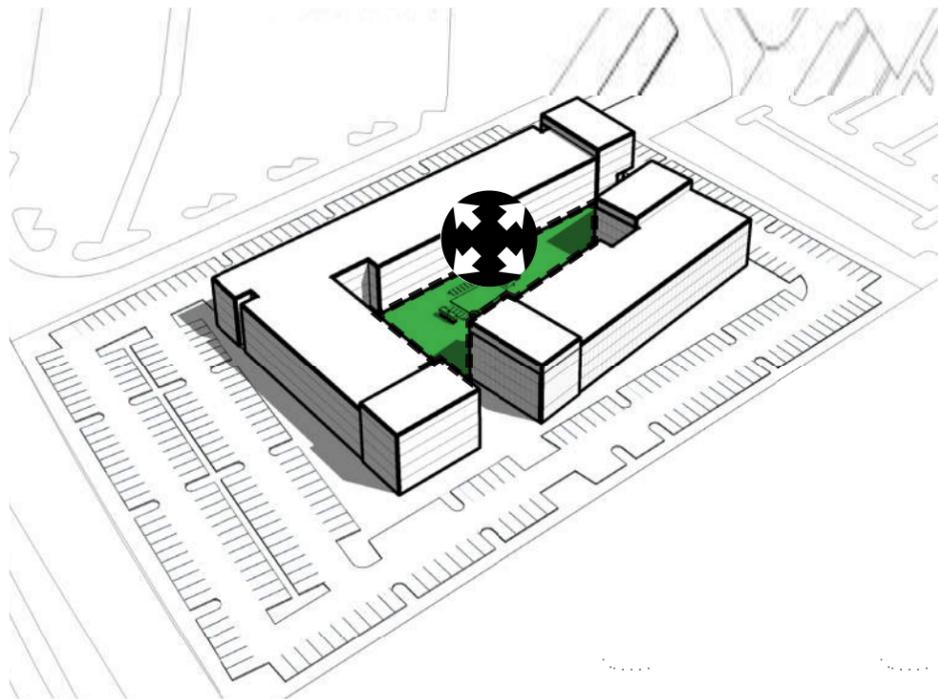


STEP 01: THREE STORY DONUT

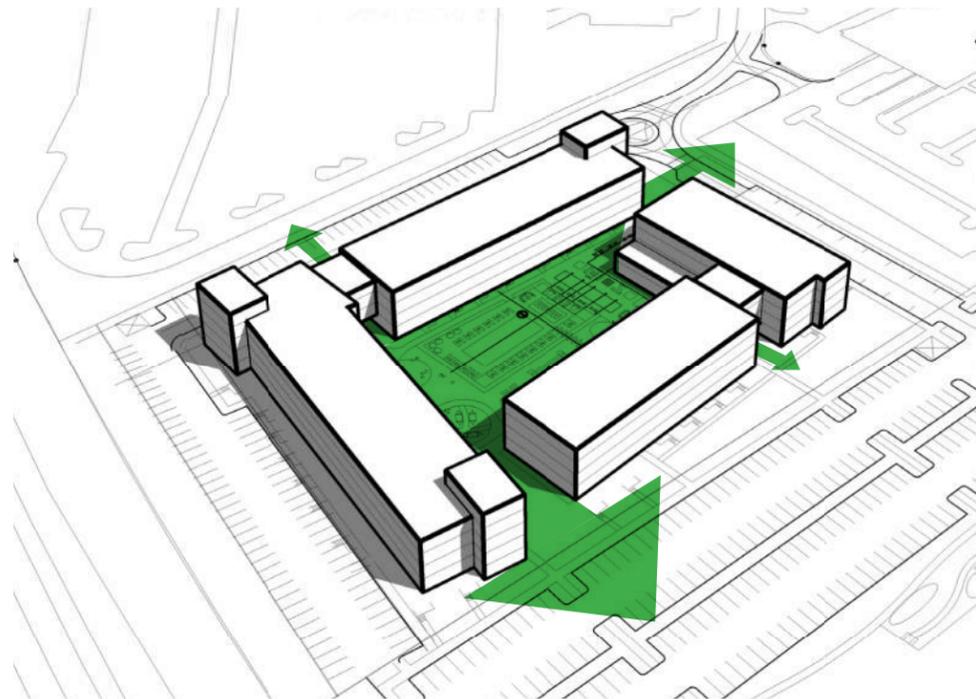


STEP 02: BREAK UP THE DONUT

* INCREASED THE BUILDING HEIGHT TO FOUR STORIES AND "BREAK UP THE DONUT" INTO TWO BUILDINGS PER 08/07/21 PLANNING AND ZONING MEETING, AND AS A RESPONSE TO ARCHITECTURAL CONTEXT

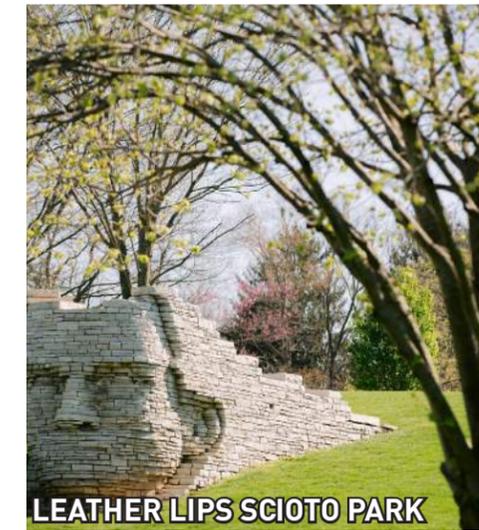


STEP 03: EXPAND THE GARDEN



STEP 04: BIG GREEN GARDEN

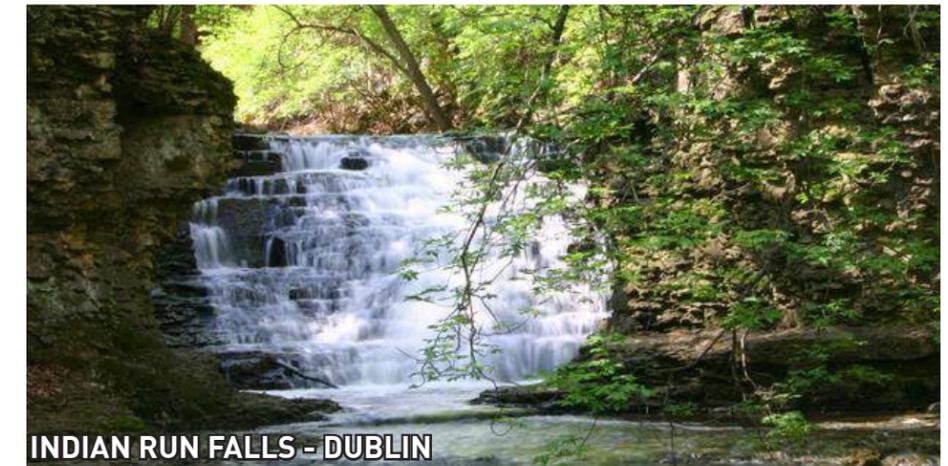
DESIGN INSPRIATION: GREEN DUBLIN



LEATHER LIPS SCIOTO PARK



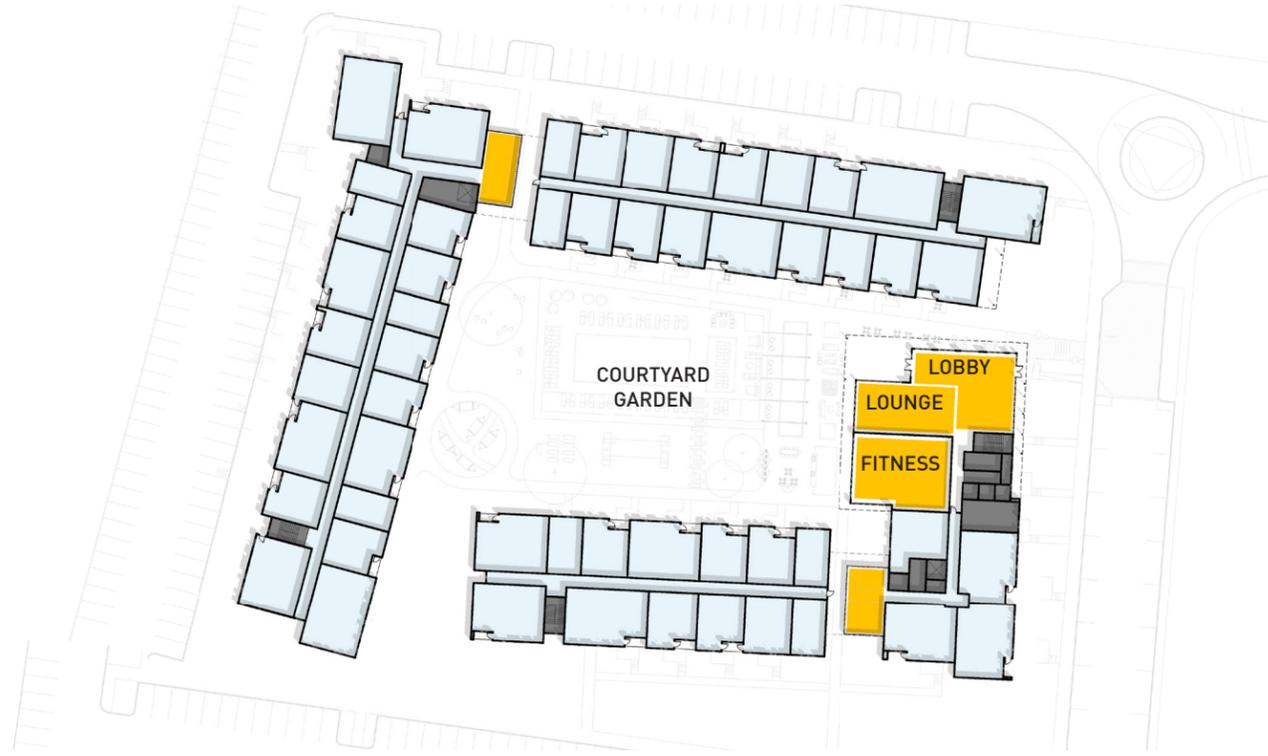
THE DUBLIN VILLAGE TAVERN



INDIAN RUN FALLS - DUBLIN



MEZZO TERRACE - HISTORIC DOWNTOWN DUBLIN



GROUND FLOOR 0 10 20 40



SECOND FLOOR 0 10 20 40



TYPICAL FLOORS 3-4 0 10 20 40



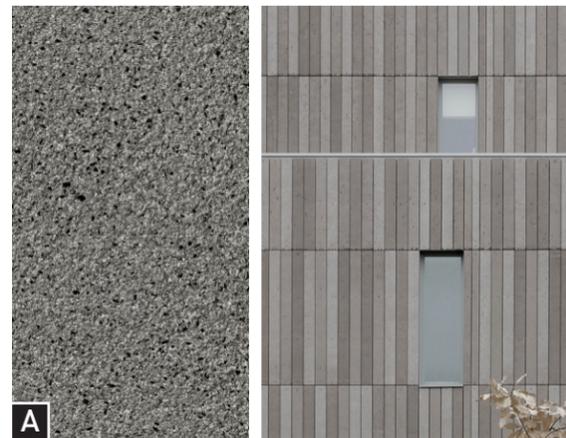
ROOF PLAN 0 10 20 40





1. LOBBY ENTRANCE
2. ROOFTOP TERRACE

3. GARDEN COURTYARD



PRIMARY COLOR:
CHARCOAL COLOR HIGH PERFORMANCE
FIBER CEMENT PANEL

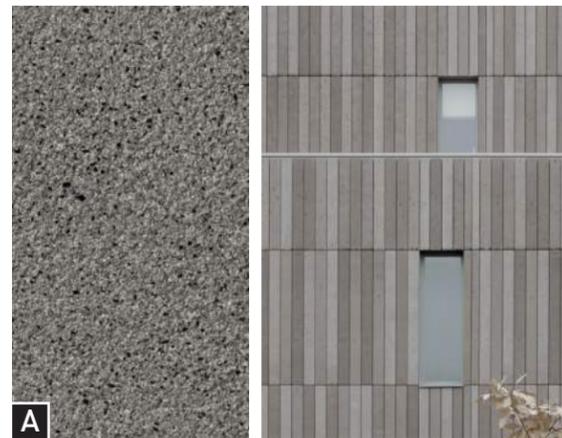


ACCENT COLOR:
NICHIBA VINTAGE WOOD FIBER CEMENT
PANEL - COLOR: SPRUCE



1. BRIDGE CONNECTION
2. GARDEN COURTYARD ACCESS

3. ROOFTOP TERRACE
4. SOUTHERN ENTRANCE TO GARDEN COURTYARD



PRIMARY COLOR:
CHARCOAL COLOR HIGH PERFORMANCE
FIBER CEMENT PANEL



ACCENT COLOR:
NICHIIHA VINTAGE WOOD FIBER CEMENT
PANEL - COLOR: SPRUCE

T.O. ROOF
55'-0"



A

PRIMARY COLOR:
CHARCOAL COLOR HIGH PERFORMANCE
FIBER CEMENT PANEL

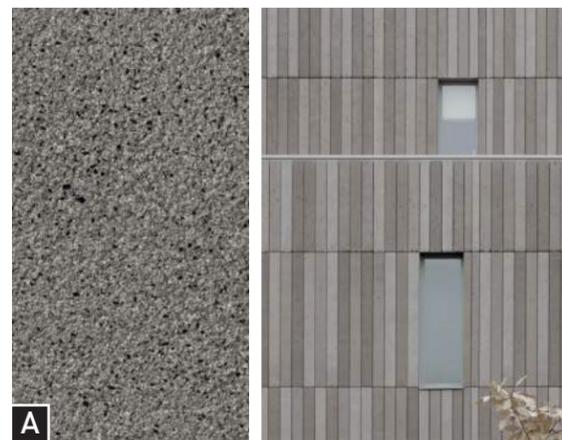


B

ACCENT COLOR:
NICHIBA VINTAGE WOOD FIBER CEMENT
PANEL - COLOR: SPRUCE



- 1. BRIDGE CONNECTION
- 2. GARDEN COURTYARD ACCESS
- 3. ROOFTOP TERRACE



A
PRIMARY COLOR:
 CHARCOAL COLOR HIGH PERFORMANCE
 FIBER CEMENT PANEL



B
ACCENT COLOR:
 NICHIBA VINTAGE WOOD FIBER CEMENT
 PANEL - COLOR: SPRUCE